

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 12, 1969

Appeal No. 10238 Union Trust Company, Trustee for Airline
Pilots Association, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 18, 1969.

EFFECTIVE DATE OF ORDER - Dec. 1, 1970

ORDERED:

That the appeal for permission to erect SP office building with roof structures in accordance with provisions of Section 3308 and to permit occupancy of underground floors one through five for Airline Pilots Association at 1625 Massachusetts Avenue, NW, lots 134, 135, 139, 140, 830, 845, Square 181, be granted.

FINDINGS OF FACT:

1. The subject property is located in a SP District. The proposed site has a lot area of 21,327.84 square feet.
2. The subject property is presently improved with a four (4) story building with basement which appellant will raze.
3. Appellant proposes to erect an eight (8) story office building with penthouse. The area of the building will be 114,585.0 square feet.
4. The total area of the roof structure will be 6,889.0 square feet with a FAR of 0.32. The FAR of the building without roof structure will be 5.5.
5. The penthouse will house stairs, elevator equipment, mechanical equipment and electrical transformers.
6. The roof structure will be constructed of travertine faced precast panels suspended over dark painted masonry base.

The street facade of the building will be constructed of bronze aluminum frames spandrel panels (duraanodic 313) with bronze tinted window glass, travertine mullions columns and cornice trim.

7. The proposed building will also have underground garages with floors one (1) through five (5) occupied by the Airline Pilots Association.

8. This appeal was filed and heard under plan by Vlastimil Koubek, Architect, drawings No. A-10, A-20, A-21, A-22, A-23, A-24, A-25 and approved as noted by Arthur P. Davis, architect-member of the Board, on July 22, 1970.

9. The Department of Highways and Traffic offers no objection to the granting of this appeal. The Department states that its approval is subject to the following provisions:

(a) Adequate off-street parking facilities are provided within the building for persons having business and working at this building.

(b) The driveway on the Massachusetts Avenue side will be regulated by a no left turn 7-9:30 a.m., 4-6:30 p.m., both in and out of the driveway.

10. At the Public Hearing, November 12, 1969, appellant amended his appeal to include a variance from the side yard requirements. Appellant alleged that a three (3) foot set back from the north side lot line is needed to provide protection for the north facade of the building from traffic in the adjacent alley, as well as, to provide greater open space between the proposed building and the existing building located north of the alley.

11. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concluded that the roof structure of this proposed office building will harmonize with the street frontage of the

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building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

We further conclude that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 19, 1972

Application No. 10238 Union Trust Company, Trustee for Air Line
Pilots Association, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following AMENDMENT in the Order of the Board was entered
at the meeting of July 19, 1972.

EFFECTIVE DATE OF AMENDMENT - July 19, 1972

ORDERED:

That the application for permission to erect SP office
building with roof structures in accordance with provisions
of Section 3308 and to permit occupancy of underground floors
1-5 for Air Line Pilots Association at 1625 Massachusetts
Avenue, NW., Lots 134,135,830,845,139,140, Square 181, be
GRANTED AS AMENDED.

That the amendment in the order of the Board shall read
as follows:

The Air Line Pilots Association will occupy part
of the second floor and floors 6,7 and 8 in the
Air Line Pilots Association Headquarters Building
located in Special Purpose zoning at 17th Street
and Massachusetts Avenue, NW.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A
PERIOD OF SIX MONTHS ONLY UNLESS A BUILDING AND/OR OCCUPANCY
PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF
THIS AMENDMENT.